

Townhomes of Bayshore Condominium Owners Association, Inc.
Council Meeting minutes
October 19, 2023

Meeting called to order by President John Dill at 6:41 PM.

Council members present: John Dill, Jeanne Bartlett, Mike Bragdon, and John Sciole;
Loretta Forsythe was absent

Proof of Notice of the meeting signed by John Sciole, Secretary.

Changes to the agenda:

- Discuss the 2023 Audit.
- New business: Answering service and the Mail stop.

Motion made to accept the changes to the agenda by MB, 2nd by JB; No further discussion; Motion passed.

Approval of minutes: Motion to approve the April 29, 2023 Organizational meeting minutes made by JB, 2nd by JS; No further discussion; Motion passed.

Motion to approve the September 9, 2023 council meeting minutes made by JB, 2nd by MB; No further discussion; Motion passed.

Self-Management Report for period September 9, 2023 thru October 19, 2023 presented by President John Dill: The Council is here for the community and if anyone has questions or concerns, please contact us; there was a hydraulic leak while unloading the shingles at 32331-41 Turnstone. The owner of ABC Supply took care of the cleanup and the repairing of the damage to the townhome owners who had damage.

Motion to accept the Management Report by JB, 2nd by MB; No further discussion; Motion passed.

Financial Report given by Treasurer Mike Bragdon: As of 9/30/2023 we have \$512,559 in the capital reserve, \$68,276 in the operating fund, total assets about \$590,000. Receivables are at \$0.

Motion to change the 2023 review to an audit to comply with the 2019 settlement by MB and 2nd by JB; No further discussion; Motion passed

Motion to accept the Financial report by JB and 2nd by JS; No further discussion; Motion passed

Unfinished Business:

- The last roof for this year was just completed. Since we completed roofs on 6 buildings this year, ABG agreed to charge us \$34,000 per building instead of \$42,000, which is a big savings.
- ABG proposed that if we do 3 or more building in 2024, he will charge \$36,000 per building instead of \$39,000. We will discuss this at the February meeting and make a decision.
- Painting: All the outside trim is completed except for a few back doors and trim that Leo will be completing next week. Josh has the contract for the garage door painting and repair, which will be completed by the end of the year.
- Lawn care, aeration and seeding: Sage Irrigation marked the heads to prevent damage. They discovered 4 heads that were broken, which the COA has to pay for. There is one more seeding to be done in November. We have 50 bushes to be taken out and 50 to be

replaced. We asked Customized Lawn Care not to do any trimming until we finish that project.

New Business:

- There will be a \$10 increase for the mail service from \$75 to \$85 per year. The answering service will increase from \$36.95 to \$42 monthly. Also, there was no charge for additional messages, but now there will be a 12 cent charge for each. We will look into how many calls we received each month and maybe change to a different tier.

Open discussion of townhome owners.

Motion to adjourn meeting by JB, 2nd by JS; Motion Passed.
Meeting adjourned at 7:25 PM.

Respectively submitted
John Sciole, Secretary

APPROVED 2/8/2024